

CERTIFICATE OF OWNERSHIP, DEDICATION AND COMPLIANCE WITH DEED RESTRICTIONS OR COVENANTS

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THE I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, AND DEDICATE ALL STREETS, ALLEYS, WALKS, AND PARKS AS SHOWN TO THE PUBLIC OR PRIVATE USE NOTED I (WE) FURTHER ACKNOWLEDGE THAT ANY CHANGE TO THIS SUBDIVISION CONSTITUTES A RESUBDIVISION AND REQUIRES THE APPROVAL OF THE PLANNING COMMISSION. FURTHERMORE, I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS NOT PROHIBITED UNDER ANY CURRENT DEED RESTRICTIONS OR COVENANTS ON THE PROPERTY.

Sara Carrington Bass 11-11-2014
10/17/2014
DATE SIGNED
Fred Eugene Carrington
OWNER'S SIGNATURE

CERTIFICATE OF ACCURACY AND PRECISION

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE LEVEL OF ACCURACY REQUIRED BY THE COOKEVILLE PLANNING COMMISSION. I FURTHER CERTIFY THAT THE DEGREE OF PRECISION (LINEAR AND ANGULAR) MEETS THE STANDARDS REQUIRED OF AN URBAN AND SUBDIVISION AS ESTABLISHED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. I ALSO HEREBY CERTIFY THAT THE MONUMENTS AND PINS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE COOKEVILLE PLANNING COMMISSION.

10-21-14
DATE SIGNED
John D. Henson
SURVEYOR'S SIGNATURE

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

ACCORDING TO THE FEMA FIRM # 474IC0305D, DATED: MAY 16, 2007

CHECK ONE:

- ☒ NO AREAS OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA
☐ ALL OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT IS IN A SFHA
☐ SHADED AREA(S) OF THE SUBJECT PROPERTY DEPICTED ON THIS PLAT ARE IN A SFHA

CERTIFICATION OF EXISTING WATER AND/OR SEWER LINES

I HEREBY CERTIFY THAT THE WATER LINES AND/OR SEWER LINES SHOWN ON THIS PLAT ARE IN PLACE AND CAN ADEQUATELY SERVE THE LOTS SHOWN HEREON.

11/4/14
DATE SIGNED
David Kelley
DIRECTOR OF DEPT. OF WATER QUALITY CONTROL OR WATER UTILITY DISTRICT REP.

CERTIFICATION OF EXISTING FIRE HYDRANTS

I HEREBY CERTIFY THAT THE FIRE HYDRANTS SHOWN ON THIS PLAT ARE IN PLACE AND CAN ADEQUATELY SERVE THE LOTS SHOWN HEREON.

11-5-14
DATE SIGNED
Rozu Fugua
COOKEVILLE FIRE CHIEF

CERTIFICATION OF EXISTING STREET

I HEREBY CERTIFY THAT THE STREET SHOWN ON THIS PLAT HAS THE STATUS OF AN ACCEPTED PUBLIC STREET REGARDLESS OF CURRENT CONDITION.

11-5-14
DATE SIGNED
Roy Brown
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF APPROVAL OF POWER EASEMENTS

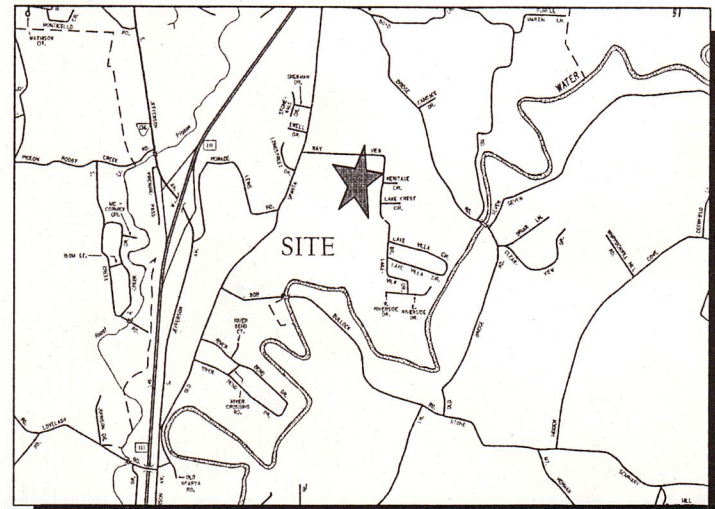
I HEREBY CERTIFY THAT ACCEPTABLE POWER UTILITY EASEMENTS HAVE BEEN PROVIDED ACCORDING TO THE REQUIREMENTS OF THE COOKEVILLE ELECTRIC DEPARTMENT.

11/5/2014
DATE SIGNED
John A. Peck
DIRECTOR OF COOKEVILLE ELECTRIC DEPARTMENT

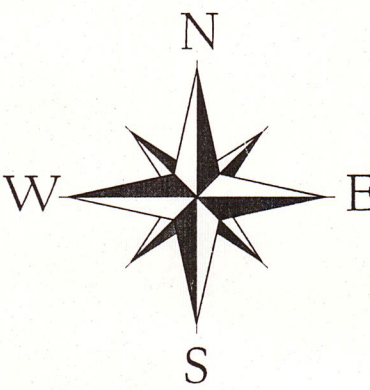
CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE COOKEVILLE MUNICIPAL PLANNING COMMISSION WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE OFFICIAL MINUTES OF THE COOKEVILLE PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF PUTNAM COUNTY, TENNESSEE.

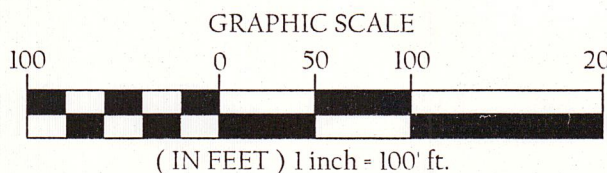
11-12-14
DATE SIGNED
James Mills
DIRECTOR OF PLANNING
John Bann
SECRETARY, COOKEVILLE MUNICIPAL PLANNING COMMISSION



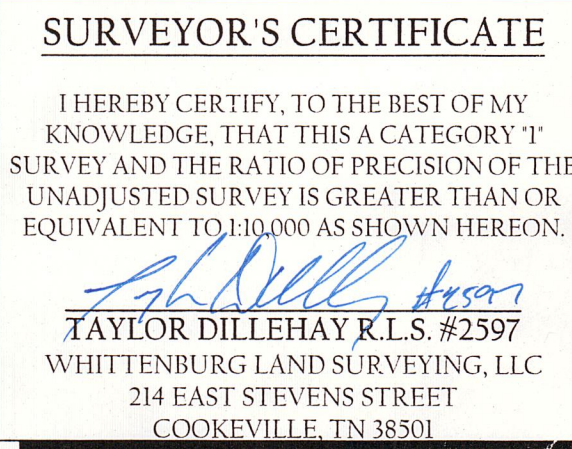
VICINITY MAP (NOT TO SCALE)



Magnetic North 7-22-2014



(IN FEET) 1 inch = 100 ft.



Harold Burris, Register
Putnam County
Rec #: 130105 Instrument #: 171576
Rec d: 15.00 Recorded
State: 0.00 11/12/2014 at 10:19 AM
Clock: 0.00 in Plat Cabinet
Other: 2.00
Total: 17.00 Pgs 184B-184B

FINAL SUBDIVISION PLAT
CARRINGTON ESTATES
2nd CIVIL DISTRICT,
PUTNAM COUNTY, TENNESSEE

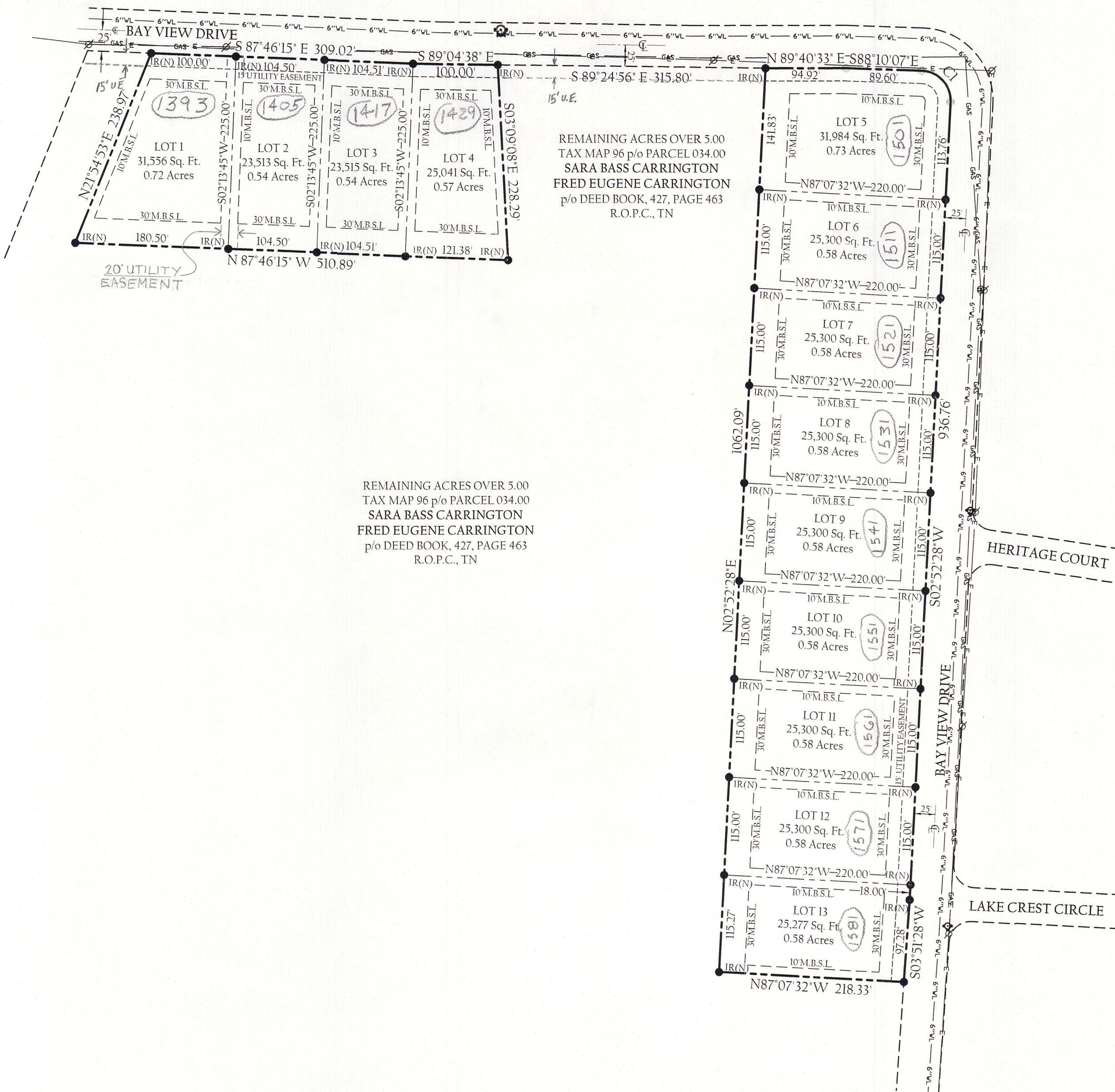
DRAWN BY: TAA ACRES: 774
NUMBER OF LOTS: 13 JOB NUMBER: 14-262
PARCEL #: TAX MAP 096 p/o PARCEL 034.00 DATE: 10-17-2014
ADDRESS: BAY VIEW DRIVE SCALE: 1"=100'

OWNERS

SARA CARRINGTON BASS
FRED EUGENE CARRINGTON
6304 LAUREL WOOD DRIVE
BRENTWOOD, TN 37027
931-526-2307

SURVEYOR

TAYLOR DILLEHAY
WHITTENBURG LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN 38501
931-528-LAND



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	35.00'	55.61'	49.95'	S42°38'49"E	91°02'35"

LEGEND

- (R/O) IRON REBAR (OLD)
● (R/N) 1/2" IRON REBAR (NEW)
● (P/O) IRON PIPE (OLD)
○ NON-MONUMENTED POINT
○ MFP METAL FENCE POST
○ WFP WOOD FENCE POST
⊕ WATER METER
⊕ WATER VALVE
⊕ FIRE HYDRANT
○ TREE
○ UTILITY POLE
—(V)— WATER LINE
—(G)— GAS LINE
—(E)— ELECTRIC LINE
—(M)— MINIMUM BUILDING SETBACK LINE
M.B.S.L.
R.O.P.C., TN. REGISTER'S OFFICE PUTNAM COUNTY, TN.

GENERAL NOTES

- THIS SURVEY SHOWS BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS REFERENCED ON FEDERAL EMERGENCY MANAGEMENT AGENCY NO. 474IC0305D, WITH AN EFFECTIVE DATE OF MAY 16, 2007, WHICH MAKES UP PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT.
- MINIMUM BUILDING SETBACKS: FRONT - 30'
REAR - 30'
SIDE - 10' (RESIDENTIAL)
RS 20 ZONING
- THIS SURVEY IS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT AN ACCURATE TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO AND STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
- LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.